KOHLER ESTATE SURVEY N. <u>01°-03</u>′-07" E KETTLERSVILLE 2,457,68 Survey of Permanent Parcel #M38-002-010-00 Corner of the Fractional Quarter, n 2, Washington Twp. Southwest Corner of the Southwest Quarte Section 35, Moulton 1.128 Acres being a part of the Northeast Fractional Quarter 89 1°-39'-58" of Section 2, Washington Township, Town-6-South, Range-5-East, Auglaize County, Ohio LOCATION PLAN Northwest ( Northwest 1 Section Site 2,680.26 ₩p Ted K. Schnell Professional Engineer 51963 Professional Surveyor 7216 Washington Pike I do hereby Attest that this Survey and Plat as Recorded Section 2, Washington Twp is a true and accurate representation of the measurements Southwest Corner of the Southeast Quarter of Section 35, Moulton Twp Don E. Brautigam Auglaize County, Ohio taken under my direct supervision on the 7th to 14th days of November, 2020. 8 Deed Vol OR 637, -39 Page 2373 #M38-002-011-00 SURVEY REF'S Kent Survey — Brautigam farm Survey MOU-35-4 Kent Survey — Bert Presar farm Survey MOU-36-1 OF Auglaize County Map Office Auglaize County Map Office April 13, 2004 August 14, 2000 Ġ TED KEVIN Samuel Craig Survey Survey Book 3, Page 4 Jauert Surveys - RR R/W Survey Book I, Pg 651 SCHNELL Survey #404 51963 Survey Book I, Pg 652 Survey Book I, Pg 653 April, 1993 March 17, 1893 (20, North line of Section F.A. Runkle Survey ONAL Survey Book 3, Page 167 RAILROAD LEGEND Survey #567 March 27, 1912 2411 <u>2</u> 9 OF OR 505, Page 241 #M38-002-009-00 Brautigam Stone (fd) the Northeast Fractio Washington Township The Toledo and Ohio Central Monument Box (fd) TED Railway right-of-way and track CENTRAIL map, Sheet V-303, page 28, and Sheet V-303, page 29, Iron Pin or Pipe (fd) KEVIN 89 SCHNELL Survey Point (calc) -39 Fractional June 30, 1918 7216 Additional Parcel References Deed Vol -58 3 Frederick L. Kohler (A)89'-39'-58" Deed Vol OR 156, Page 536 Parcel # M38-002-010-00 Deed ABANDONED <u>6</u> Northeast Northeast of Section Frederick L. Kohler This Survey Plat and Legal (B) Deed Vol OR 156, Page 536 OR 242, Page 404 G22-035-012-00 Parcel # M38-001-008-00 Description is filed in Survey Corner of Fractional 2 Book \_ U\_\_, Page \_238\_ James & Raye Berg Washington (C)Auglaize County Map Office. Deed Vol OR 395, Page 441 Parcel # M38-001-003-00 Quarter, ngton Twp. A Frederick & Helen Kohler (trustees) (1) Deed Vol OR 242, Page 404 (426) East line of the Southeast Quarter of Section 35, Moulton Twp Parcel # M38-001-001-00 N. 00°-59'-17" E 23 Links (15.18') 2,458.40 East line of the Northeast Fractional Frederick & Helen Kohler (trustees) Quarter of Section 2 Washington Twp Deed Vol OR 242, Page 404 (426) NOTE (B)Parcel # G22-036-009-00 8 The bearings used for this Survey were based Quarter of 'Washington 닝 upon the Auglaize County GPS coordinate system SCALE and also from Survey Mou-35-4, and from Survey e of the t Fractional Mou-36-1 performed by James Kent PS #6792 Section 100 200 (1) 300 Southeast Corner of the Northwest Fractional Quarter, Northeast Corner of the Section 1, Washington Twp. Ted K. Schnell PE, PS Northwest Fractional Quarter, N. 00'-49'-39" E. Section 1, Washington Twp. 2,576.18 913 Fieldstone Court Wapakoneta, Ohio 45895 S. 00'-34'-54" W. ROAD Southeast Corner KOHLER ESTATE of the Southwest Quarter, 2,656.36 Section 36, Moulton Twp. -N. 89'-06'-30" E. - 7.58' WASHINGTON OHIO **AUGLAIZE** 11/16/2020 CANNING FACTORY RD

Ted K. Schnell PE, PS 913 Fieldstone Court Wapakoneta, Ohio 45895 Phone (419) 230-7896 e-mail: kschnell7216@gmail.com



## SURVEYOR'S DESCRIPTION Permanent Parcel # M38-002-010-00 1.128 Acres

The following described parcel of land is a part of the Northeast Fractional Quarter of Section 2, Washington Township, Town-6-South, Range-5-East, Auglaize County, Ohio, and is more particularly described as follows:

Commencing for reference at a Monument Box (found) situated at the Northeast corner of the Northwest Fractional Quarter of Section 1, Washington Township, Town-6-South, Range-5-East;

Thence with a bearing of N. 89°-39'-10" W. along the North line of the Northwest Fractional Quarter of said Section 1, Washington Township, for a distance of 2,660.92 feet to point situated at the Northeast corner of the Northeast Fractional Quarter of Section 2, Washington Township, said point also being situated on the northerly line of the abandoned Penn-Central Railroad (aka: The Toledo and Ohio Central Railway, aka: The New York Central Railroad), and the PLACE OF BEGINNING;

Thence with a bearing of S. 00°-59'-17" W. along the East line of the Northeast Fractional Quarter of Section 2, Washington Township, for a distance of 50.00 feet to a point on the southerly line of the abandoned Penn-Central Railroad, passing thru the center of said railroad at centerline station 2674+40.42 of the right-of-way and track plans of the above mentioned railroad (rails and ties have since been removed);

Thence with a bearing of N. 89°-39'-58" W. along the southerly line of the abandoned Penn-Central Railroad and parallel with the North line of the Northeast Fractional Quarter of said Section 2, Washington Township, for a distance of 982.86 feet to a point;

Thence with a bearing of N. 00°-20'-02" E. for a distance of 50.00 feet to a point situated on the North line of the Northeast Fractional Quarter of said Section 2, Washington Township, and situated on the northerly line of the abandoned Penn-Central Railroad, passing thru the center of said railroad at centerline station 2674+40.42 of the right-of-way and track plans of the above mentioned railroad (rails and ties have since been removed);

Thence with a bearing of S. 89°-39'-58" E. along the North line of the Northeast Fractional Quarter of said Section 2, Washington Township, and the northerly line of the abandoned Penn-Central Railroad, for a distance of 983.43 feet to a point and the original PLACE OF BEGINNING.

(continued)

Containing in all, 1.128 Acres of land. The above described parcel of land is subject to any or all legal easements, reservations, or restrictions of record upon said premises.

Prior Deed References: Deed Volume: OR 156, Page 536.

This parcel is referenced by Permanent Parcel #M38-002-010-00

The basis of bearings used for this description were determined from the Auglaize County Engineer's Global Positioning Survey and from prior surveys of record, (Survey Mou-36-1 and Survey Mou-35-4, Auglaize County Engineer's Map Office) whereas the East line of the Northwest Fractional Quarter of said Section 1, Washington Township, and the legal centerline of Kohler Road (County Road #125), bears N. 00°-49'-39" E.

Reference is made to the right-of-way and track map records of The Toledo and Ohio Central Railway plans, sheet V-303 page 28 and sheet V-303 page 29, as originally published on June 30, 1918.

This legal description was prepared from an actual field survey performed by Ted K. Schnell, Professional Land Surveyor #7216, from the 7<sup>th</sup> to the 14<sup>th</sup> days of November, 2020. A survey plat of this field survey is recorded with the Auglaize County Engineer's Map Office located at Survey Book U, Page 238.

Prepared By:

Ted K. Schnell

Professional Engineer 51963 (Ohio) Professional Surveyor 7216 (Ohio)

